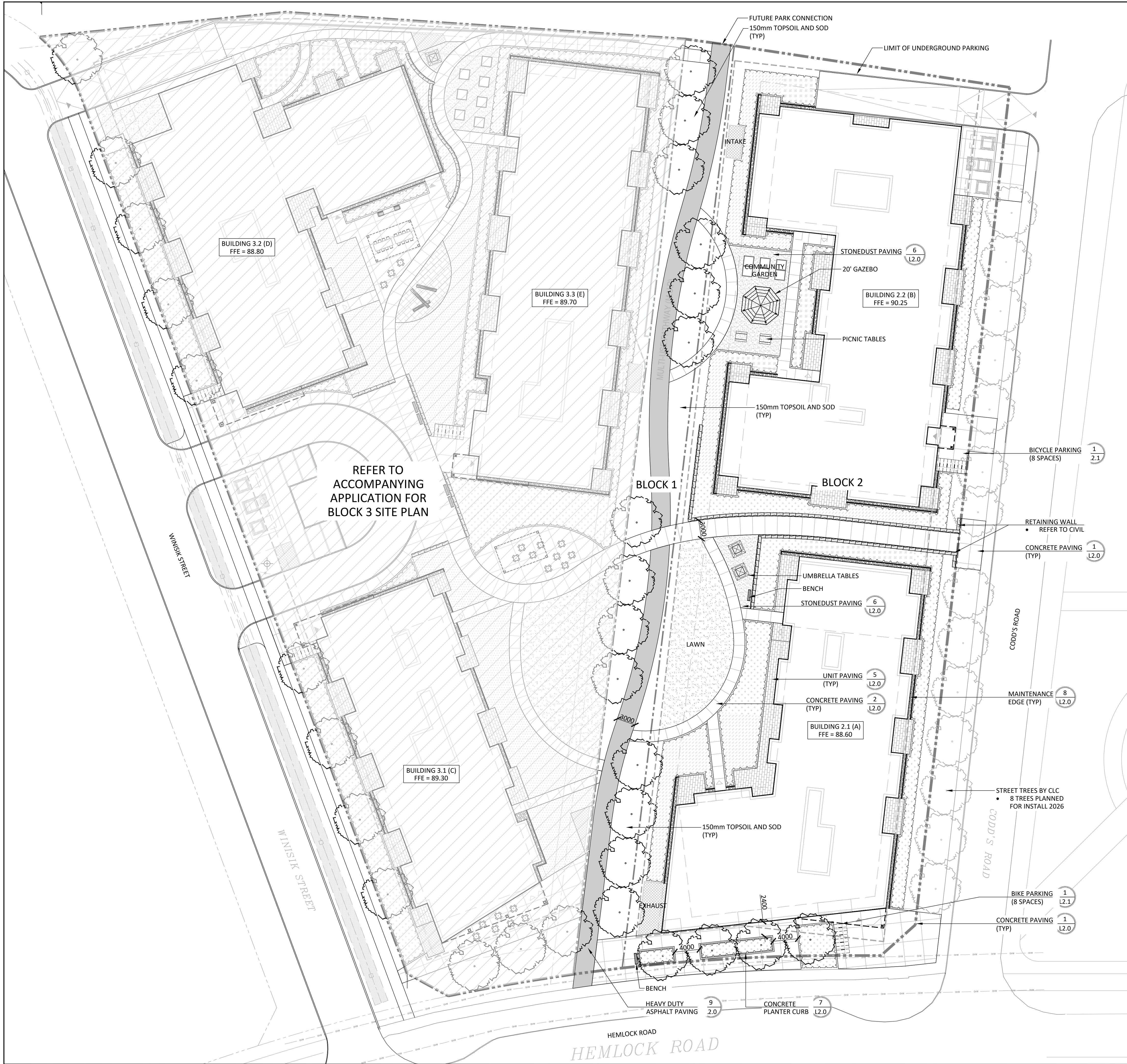


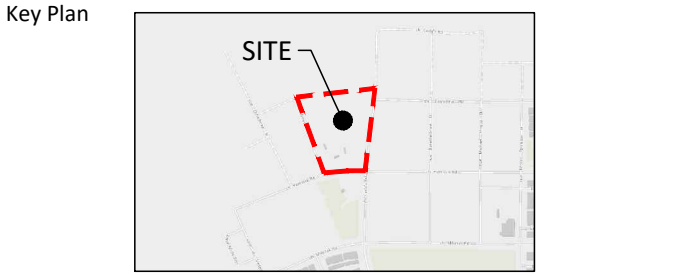


NOTES:
THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE
GEOTECHNICAL REPORT PREPARED BY EXP.:
• DATED JANUARY 20, 2026
ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED DEC 5,
2025 AND PREPARED BY ANNIS O'SULLIVAN, VOLLEBEKK LTD.



PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA** PER TREE STANDARD RANGE (m²)	PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
LARGE (30)	135-250*	192	3,156m² (ACCOUNTS FOR OVERLAP)
MEDIUM (10)	35-135*	85	
SMALL (0)	5-35*	20	
CONIFER (0)	45-96*	70	
PROPOSED STREET TREE (ROW) CANOPY TO REMAIN			454m² (ACCOUNTS FOR OVERLAP)
SITE AREA (TOTAL OF BLOCK 1, 2, & 3)			17,768m²
TOTAL CANOPY COVER			20.3%

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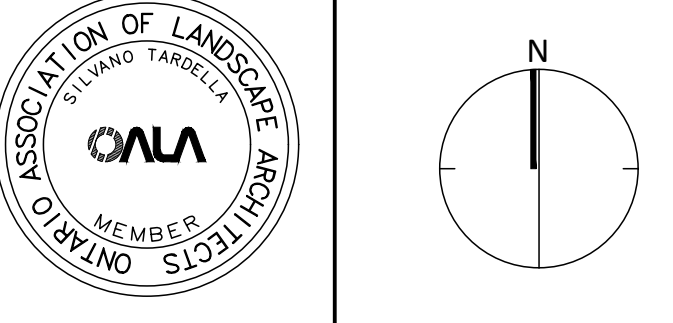


LEGEND	
PROPERTY LINE	
PLANTING	
	ROW TREE (BY OTHERS)
	LARGE DECIDUOUS TREE
	DECIDUOUS SHRUB
	CONIFEROUS SHRUB
	GRASSES/PERENNIALS
	SODDING
	MEADOW SEED MIX
	SHRUB/PERENNIAL PLANTING
PAVING	
	ASPHALT PAVING
	CIP CONCRETE PAVING
	UNIT PAVING
	STONEDUST PAVING
	RIVERSTONE PAVING
	PRECAST CURB

1	Issued for Site Plan Approval	June 30/26
No.	Description	Date
Revision		

City Approval Stamp	OWNERSHIP NEW COMMONS DEVELOPMENT 119 Spadina Ave., #400, Toronto, ON M5V 2A1 ARCHITECT FIGURA ARCHITECTS COLLECTIVE 252 Apple Ave., Ottawa, ON K2P 1B9 CIVIL LAL ENGINEERING 5430 Carleton Rd., Ottawa, ON K1J 9G2 LANDSCAPE ARCHITECT NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa, ON K1Y 3A8
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PROPERTY INFORMATION
BLOCKS 1, 2 AND 3, REGISTERED PLAN 4M-1718, CITY OF OTTAWA

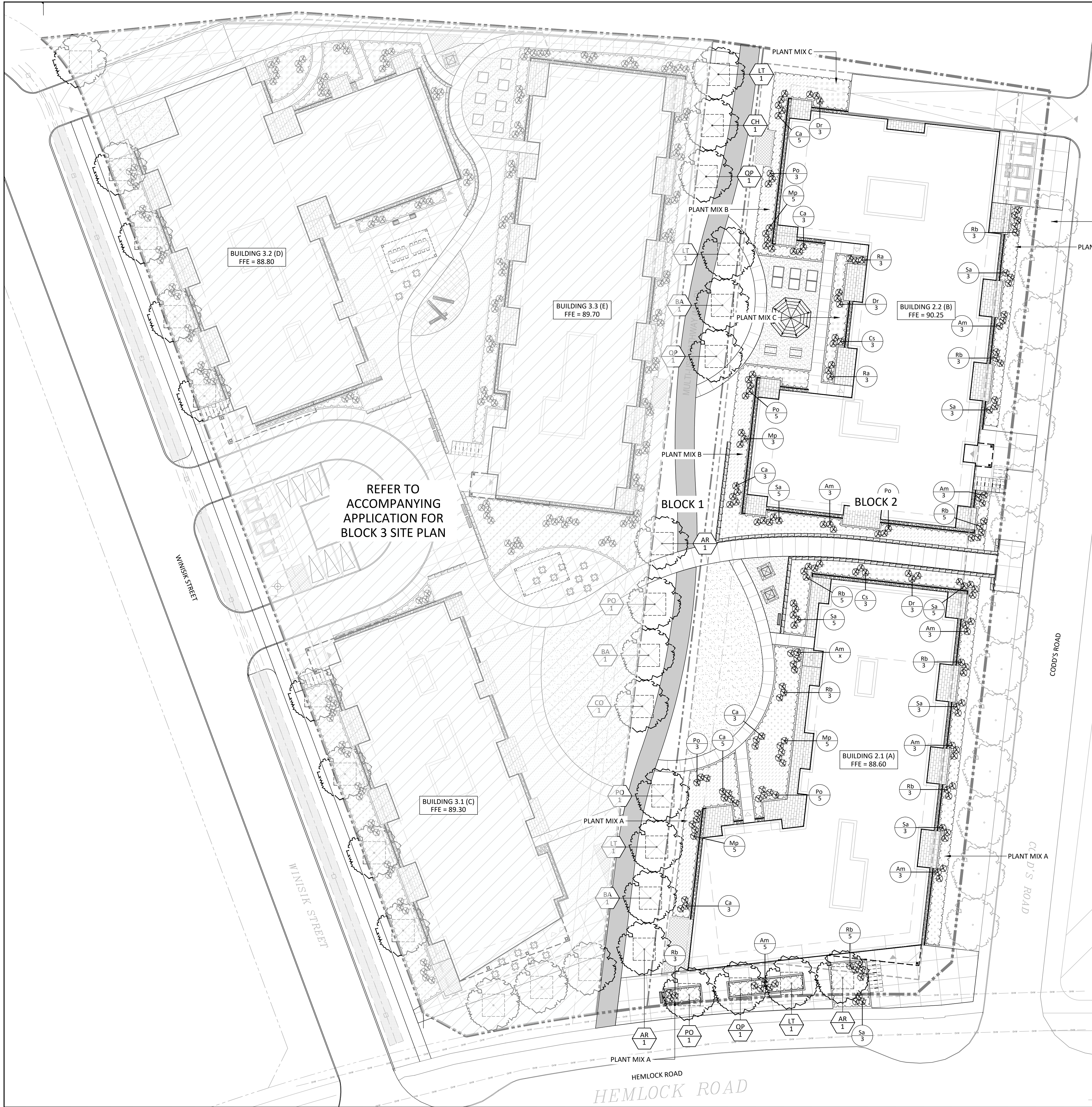


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**WATERIDGE VILLAGE
BLOCK 2**
370 Codd's Road, Ottawa, ON

Title		LANDSCAPE PLAN	
Date	2026-04-20	Sheet	L1.0
Scale	1:300	Drawn	
Checked	SC	Job No.	
Job No.	25-161		

PLAN N° XXXXX



SOIL VOLUME PROJECTIONS (NTS)*	SINGLE		MULTIPLE		CLAY SOILS	
	SMALL	MEDIUM/CONIFER	LARGE	SMALL	MEDIUM/CONIFER	LARGE
TREE SOIL VOLUMES						
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)	SOIL VOLUME FOR MARINE CLAY AREAS (SINGLE TREE)			
ORNAMENTAL	15	9				
COLUMNAR	15	9				
SMALL	20	12				
MEDIUM	25	15				
LARGE	30	18				
CONIFER	25	15				

*SOIL VOLUME CALCULATION BASED ON 1.5m DEPTH

PLANT LIST - TREES (TOTAL ALL BLOCKS)							
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE	NATIVE	OWNER
DECIDUOUS TREES - LARGE							
AR	ACER RUBRUM	RED MAPLE	5	50mm	B&B	Y	PRIVATE
BA	BETULA ALLEGHANIENSIS	YELLOW BIRCH	5	50mm	B&B	Y	PRIVATE
CH	CARYA CORDIFORMIS	BITTERNUT HICKORY	4	50mm	B&B	Y	PRIVATE
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	4	50mm	B&B	Y	PRIVATE
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	4	50mm	B&B	Y	PRIVATE
QP	QUERCUS PALUSTRIS	PIN OAK	4	50mm	B&B	Y	PRIVATE
PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	4	50mm	B&B	Y	PRIVATE

PLANT LIST - SHRUBS (TOTAL ALL BLOCKS)							
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE	NATIVE	OWNER
DECIDUOUS SHRUBS							
Am	ARONIA MELANOCARPA	BLACK CHOKEBERRY	53	3 GAL.	POT	Y	PRIVATE
Sa	SYMPHORICARPOS ALBUS	SNOWBERRY	59	3 GAL.	POT	Y	PRIVATE
Rb	ROSA BLANDA	MEADOW ROSE	61	3 GAL.	POT	Y	PRIVATE
Ca	CEANOTHUS AMERICANUS	NEW JERSEY TEA	48	3 GAL.	POT	Y	PRIVATE
Po	PHYSOCARPUS OPULIFOLIS 'NANUS'	NINEBARK	45	3 GAL.	POT	Y	PRIVATE
Mp	MYRICA PENSYLVANICA	BAYBERRY	39	3 GAL.	POT	Y	PRIVATE
Cs	CORNUS SERICEA	RED OSIER DOGWOOD	17	3 GAL.	POT	Y	PRIVATE
Dr	DIERVILLA LONICERA	BUSH HONEYSUCKLE	20	3 GAL.	POT	Y	PRIVATE
Ra	RIBES AMERICANUM	WILD BLACK CURRANT	16	3 GAL.	POT	Y	PRIVATE

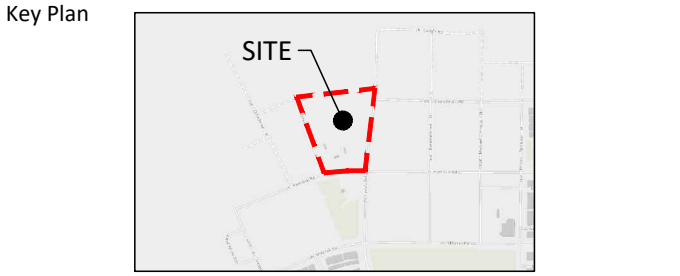
PLANT LIST - PERENNIALS AND GRASSES (TOTAL ALL BLOCKS)							
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	TYPE	NATIVE	OWNER
PLANT MIX 'A' - FULL SUN/PART SUN - 1,083m2 @ 9/M2 GROUPINGS OF 3.5. CONSISTENT SPACING							
al	ASTER LAEVIS	SMOOTH BLUE ASTER	1218	1 GAL.	POT	Y	PRIVATE
bc	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA	1218	1 GAL.	POT	Y	PRIVATE
ea	ECHINACEA ANGUSTIFOLIA	CONEFLOWER	1218	1 GAL.	POT	Y	PRIVATE
pe	PENSTEMON DIGITALIS	BEARDTONGUE	1218	1 GAL.	POT	Y	PRIVATE
pp	PHLOX PANICULATA	GARDEN PHLOX	1218	1 GAL.	POT	Y	PRIVATE
ss	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1218	1 GAL.	POT	Y	PRIVATE
sn	SOLIDAGO NERMORALIS	OLD FIELD GOLDENROD	1218	1 GAL.	POT	Y	PRIVATE
sh	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	1221	1 GAL.	POT	Y	PRIVATE

PLANT MIX 'B' - PART SUN, PART SHADE - 627m2 @ 9/M2 GROUPINGS OF 3.5. CONSISTENT SPACING							
ac	ANEMONE CANADENSIS	WINDFLOWER	705	1 GAL.	POT	Y	PRIVATE
ca	CAMPANULA AMERICANA	TALL BELLFLOWER	705	1 GAL.	POT	Y	PRIVATE
cr	CAREX RADIATA	EASTERN STAR SEDGE	705	1 GAL.	POT	Y	PRIVATE
cc	CORNUS CANADENSIS	BUNCHBERRY	705	1 GAL.	POT	Y	PRIVATE
dc	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	708	1 GAL.	POT	Y	PRIVATE
ed	EURYBIA DIVARICATA	WHITE WOOD ASTER	705	1 GAL.	POT	Y	PRIVATE
gm	GERANIUM MANCILLATUM	WILD GERANIUM	705	1 GAL.	POT	Y	PRIVATE
ha	HEUCHERA AMERICANA	CORAL BELLS	705	1 GAL.	POT	Y	PRIVATE

PLANT MIX 'C' - FULL SHADE - 279m2 @ 9/M2 GROUPINGS OF 3.5. CONSISTENT SPACING							
as	ASTER CORDIFOLIUS	BLUE WOOD ASTER	313	1 GAL.	POT	Y	PRIVATE
ad	ADIANTUM PEDATUM	NORTHERN MAIDENHAIR	313	1 GAL.	POT	Y	PRIVATE
af	ATHYRIUM FILIX	FEMINA	313	1 GAL.	POT	Y	PRIVATE
cap	CAREX APPALACHICA	APPALACHIAN SEDGE	320	1 GAL.	POT	Y	PRIVATE
cp	CAREX PENSYLVANICA	OAK SEDGE	313	1 GAL.	POT	Y	PRIVATE
dsm	DRYOPTERIS MARGINALIS	EASTERN WOODFERN	313	1 GAL.	POT	Y	PRIVATE
pa	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	313	1 GAL.	POT	Y	PRIVATE
tc	TIARELLA CORDIFLORA	FOAM FLOWER	313	1 GAL.	POT	Y	PRIVATE

MEADOW SEED MIX - AS SUPPLIED BY ZINCO

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LEGEND

PROPERTY LINE

PLANTING

ROW TREE (BY OTHERS)

LARGE DECIDUOUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

GRASSES/PERENNIALS

SODDING

MEADOW SEED MIX

PLANTING MIX 'A'

PLANTING MIX 'B'

PLANTING MIX 'C'

PLANTING KEY

TREE SPECIES

QUANTITY

SHRUB SPECIES

QUANTITY

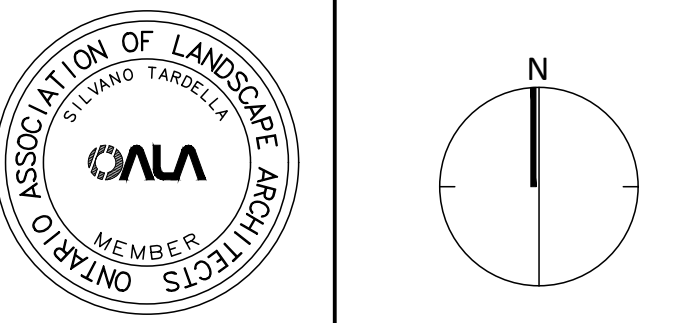
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1	Issued for Site Plan Approval	June 30/26
No.	Description	Date

Revision

City Approval Stamp

OWNERSHIP NEW COMMUNITIES DEVELOPMENT 119 Spadina Ave., #400, Toronto, ON M5V 2A1	
ARCHITECT FIGURA ARCHITECTS COLLECTIVE 252 Appleton Ave., Ottawa, ON K1P 1B9	
CIVIL LAL ENGINEERING 5430 Carleton Rd., Ottawa, ON K1J 9G2	
LANDSCAPE ARCHITECT NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa, ON K1Y 3A8	

PROPERTY INFORMATION
BLOCKS 1, 2 AND 3, REGISTERED PLAN 4M-1728, CITY OF OTTAWA



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**WATERIDGE VILLAGE
BLOCK 2**
370 Codd's Road, Ottawa, ON

Title

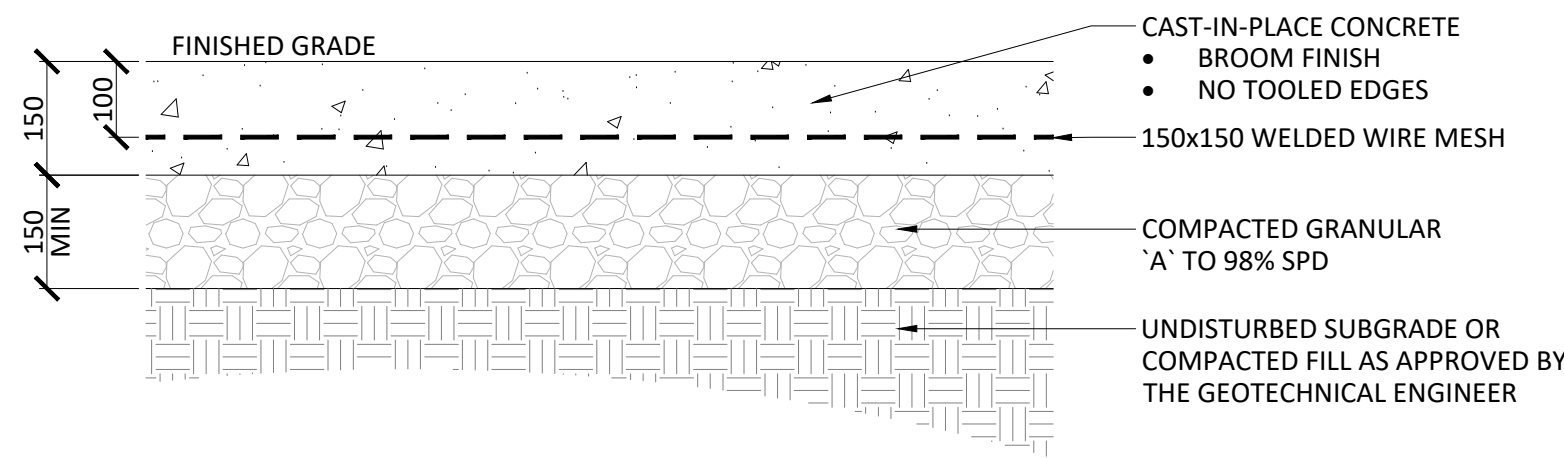
PLANTING PLAN

Date	2026-04-20	Sheet
Scale	1:300	
Drawn	SW	
Checked	SC	
Job No.	25-161	

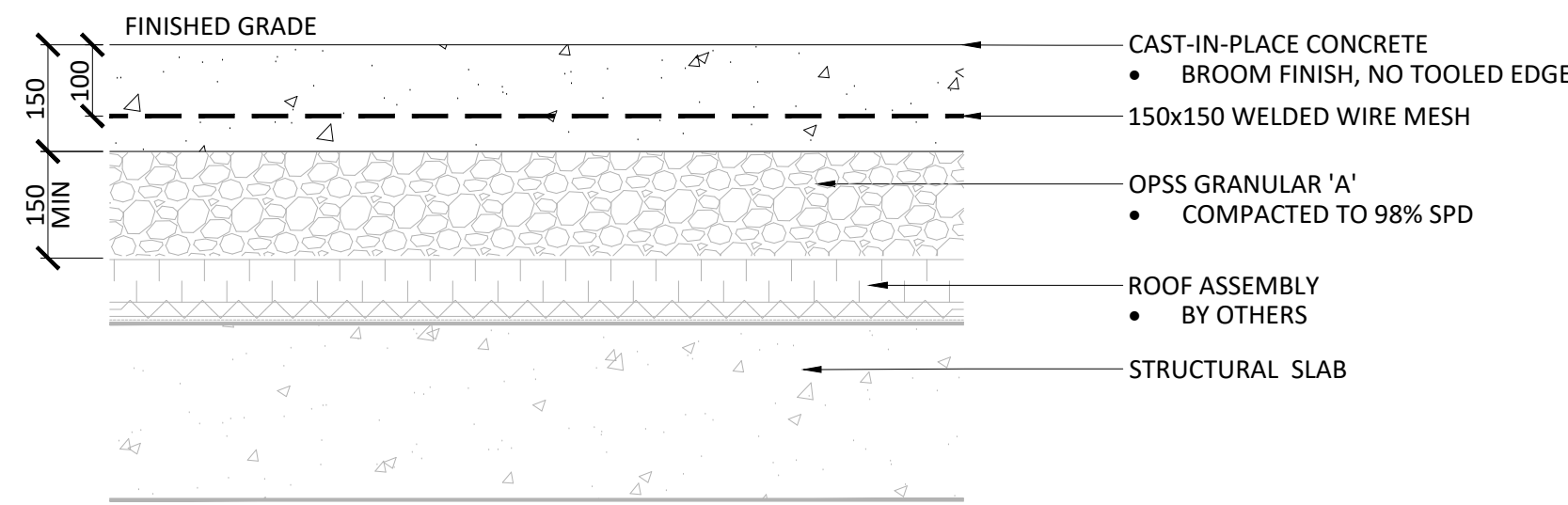
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PLAN N° XXXXX

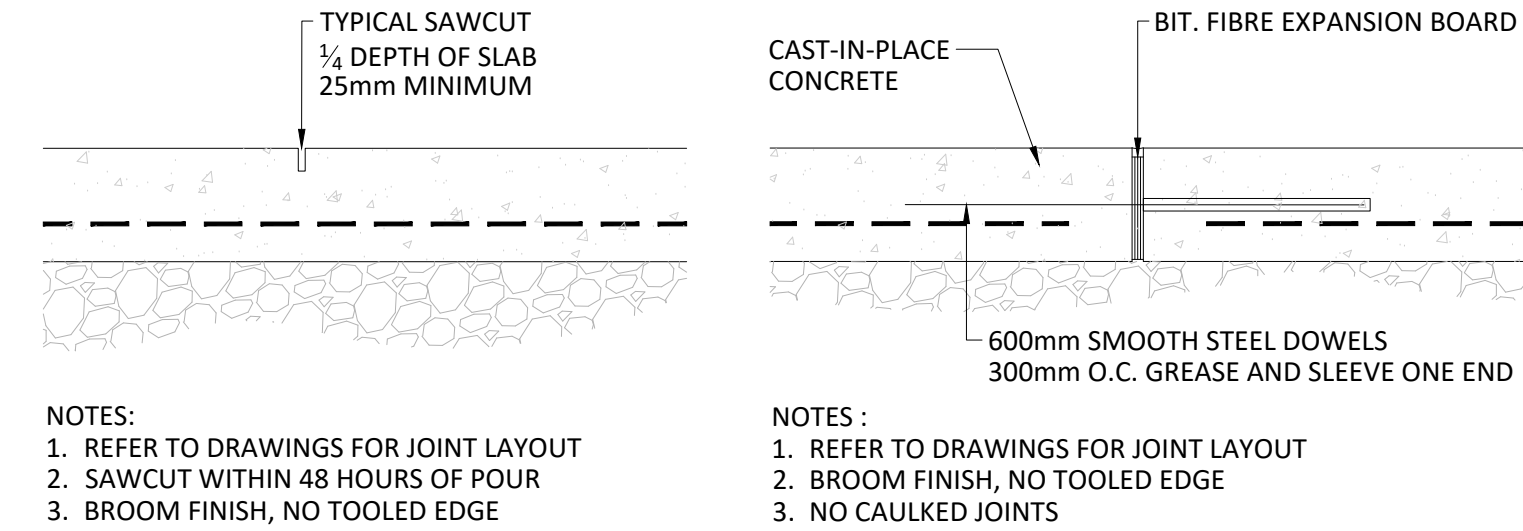
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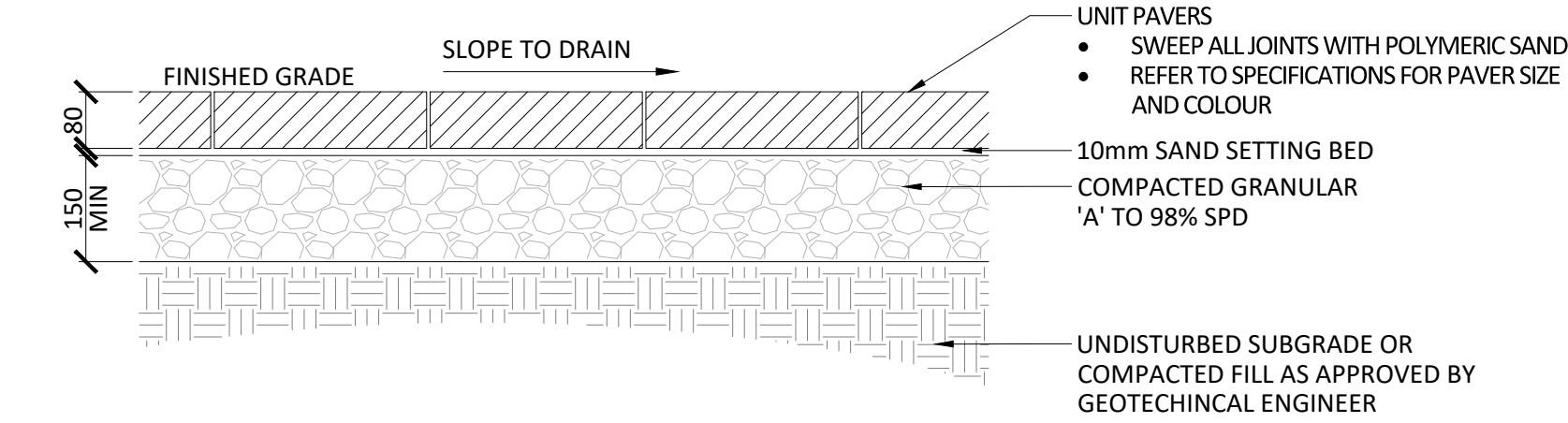
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1:10



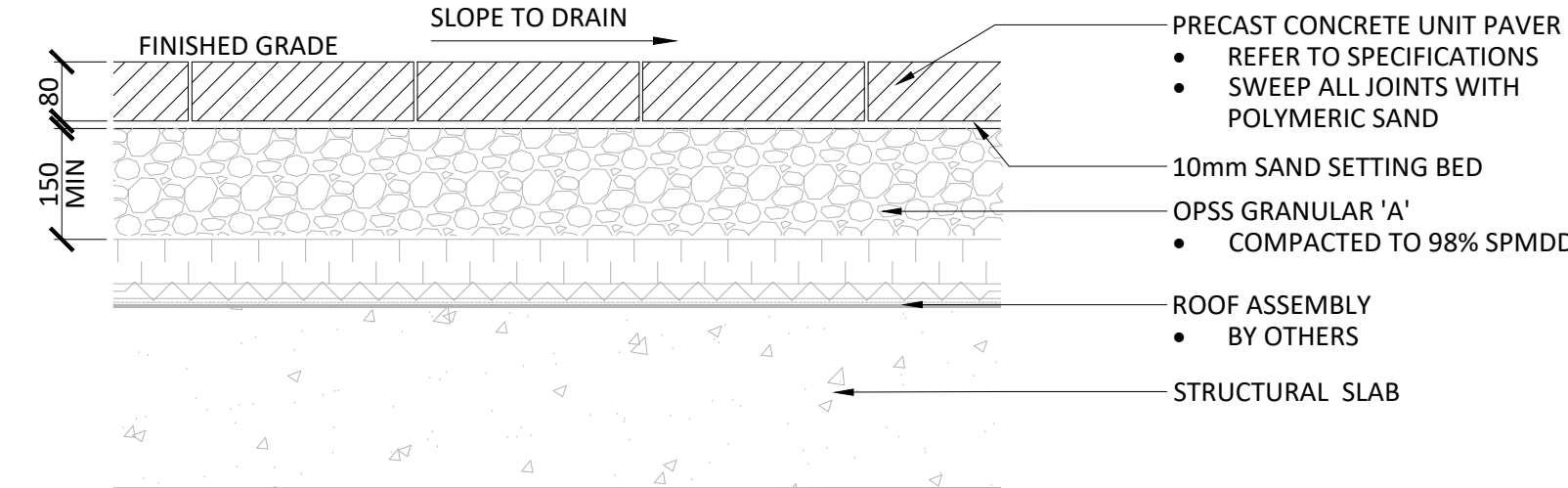
2 LIGHT DUTY CONCRETE PAVING - OVER SLAB
1:10



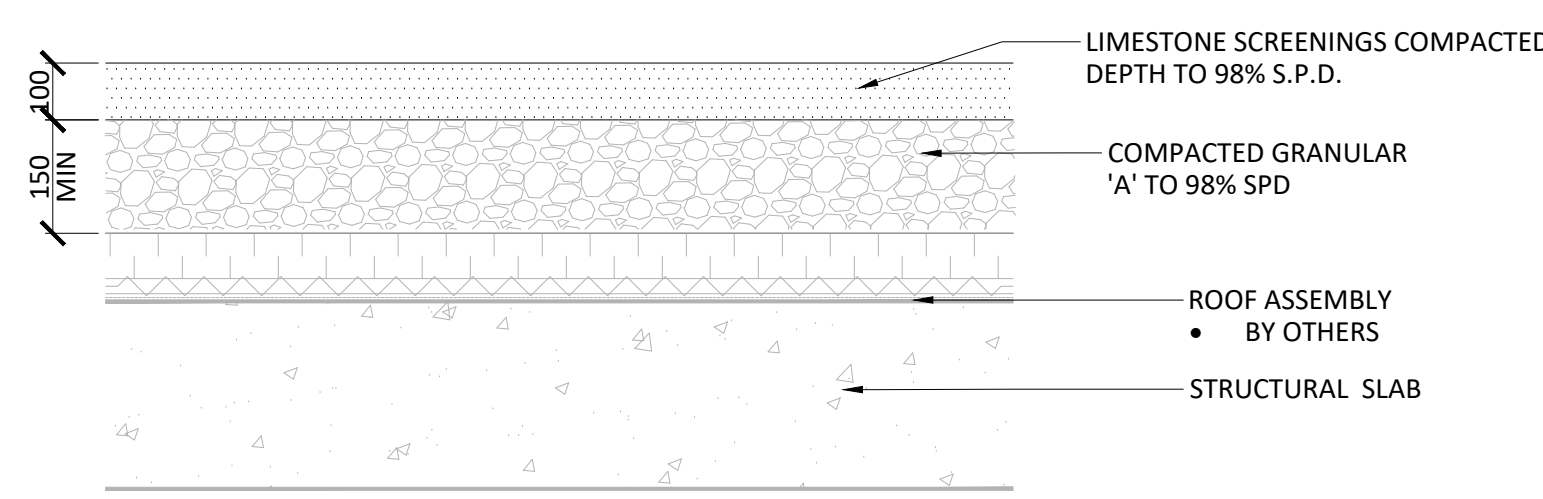
3 CONCRETE JOINTING
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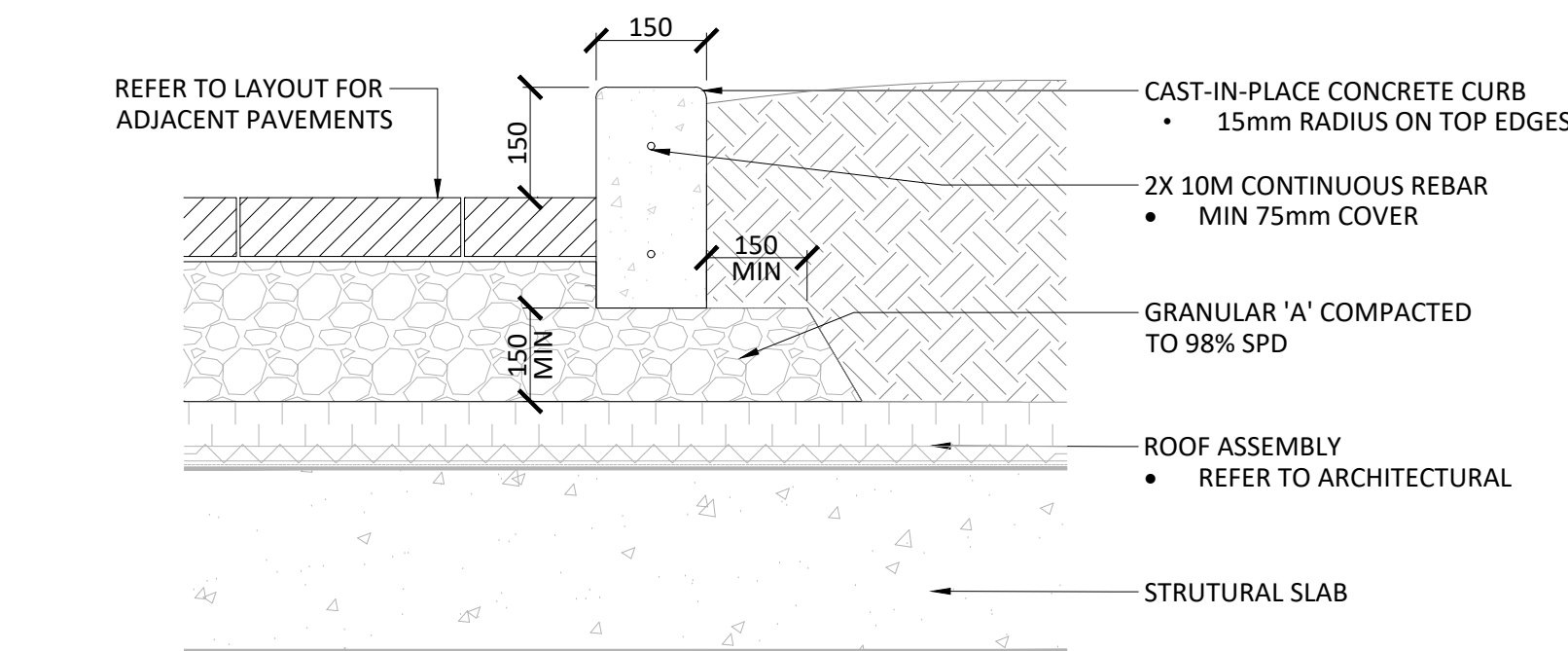
4 UNIT PAVING
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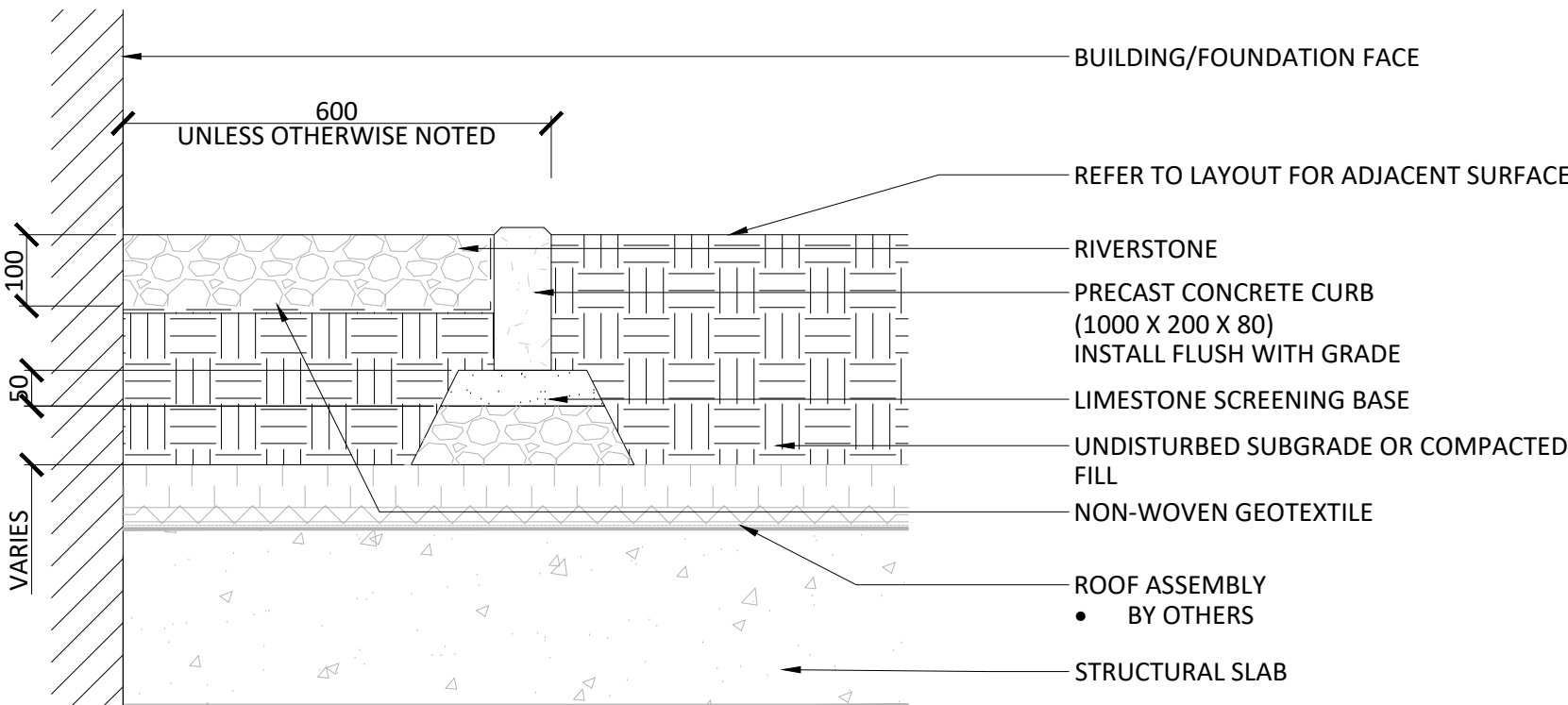
5 UNIT PAVING - OVER SLAB
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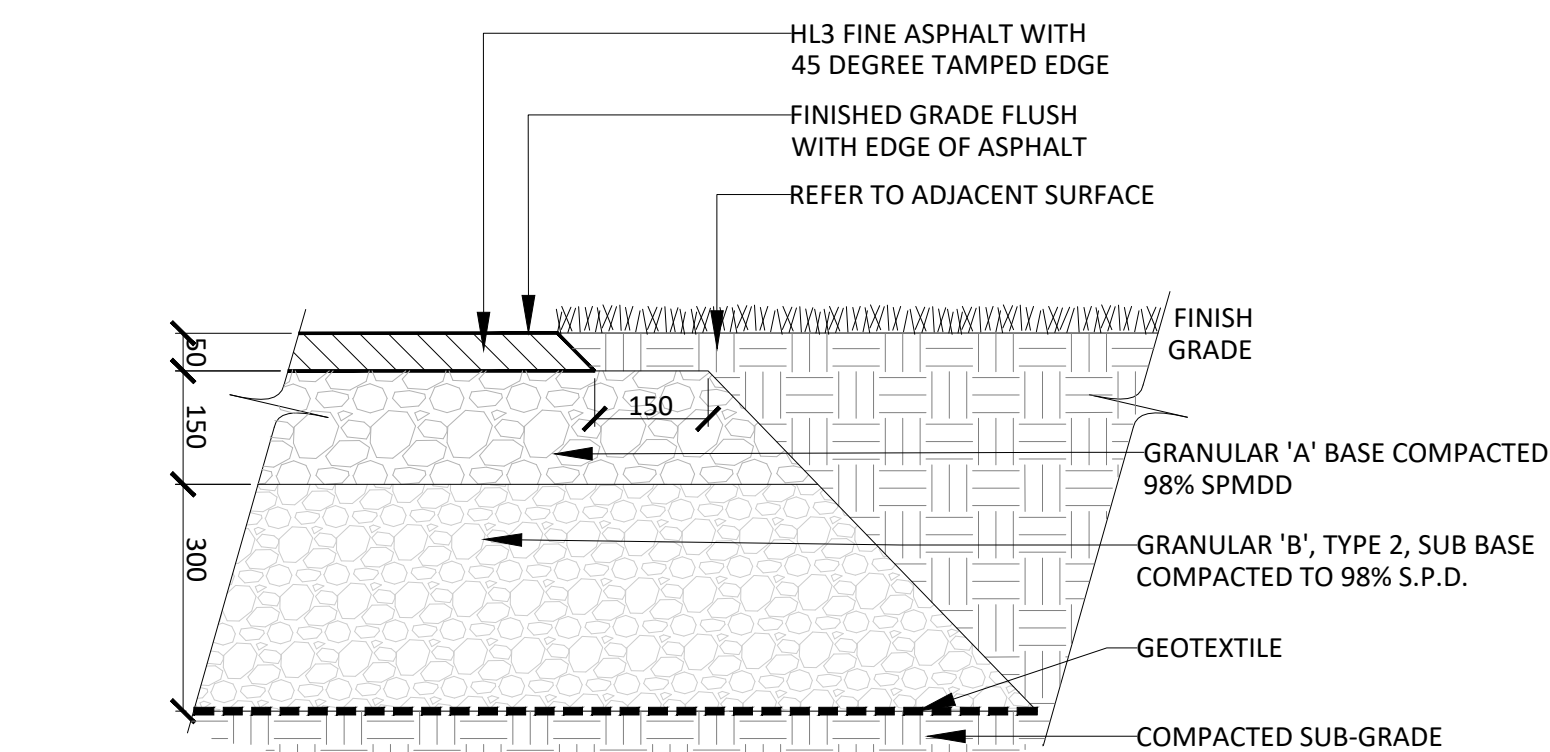
6 STONEDUST PAVING
1:10



7 CONCRETE PLANTER CURB
1:10



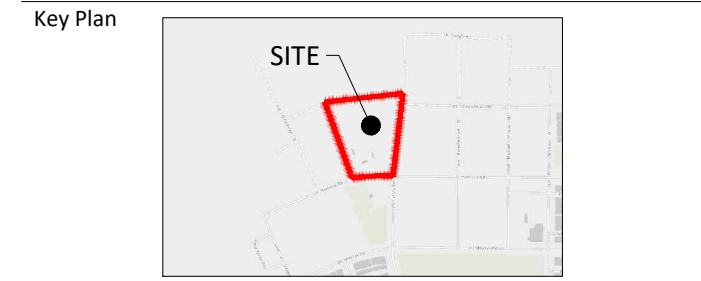
8 MAINTENANCE EDGE
1:10



- NOTES:
- EXCAVATE TO 500mm MINIMUM DEPTH OR DEEPER, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNSUITABLE SUBGRADE MATERIAL SUCH AS TOPSOIL. ALL SOFT SPOTS AND/OR ORGANIC MATTER AND REPLACEMENT WITH CLEAN SUBSOIL FILL. SUBGRADE SHALL BE CONSOLIDATED TO A 98% S.P.D. REMOVE EXCAVATED MATERIAL OFF SITE UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
 - GRANULAR 'A' - 100% STANDARD PROCTOR DENSITY MIN., GRANULAR B, TYPE 2, SUB BASE GRANULARS TO OPSS
 - 50mm TOP SURFACE LAYER (AFTER COMPACTION) OF HOT MIX HL3 FINE IN ACCORDANCE WITH O.P.S.S. STANDARDS.
 - ASPHALT EDGE TO BE 45 DEGREES WELL TAMPED TO FORM UNIFORMLY SMOOTH, CLEAN EDGES WITHOUT LATERAL DEVIATIONS. SOD TO FEATHER IN WITH EXISTING SOD AND GRADES AT A MAXIMUM SLOPE OF 4:1.
 - SLOPE TO BE A MINIMUM OF 2% ON CROWNED OR CROSS SLOPED PATHS AS DIRECTED ON SITE OR AS SHOWN IN DRAWINGS.
 - ALL DISTURBED AREAS ALONG ASPHALT WALKWAYS SHALL BE SODDED OVER 150mm TOPSOIL FOR A MINIMUM DISTANCE OF 900mm.

9 ASPHALT PAVING - HEAVY DUTY (MULTI-USE PATHWAY)
1:10

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1	Issued for Site Plan Approval	June 30/26
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OWNERSHIP NEW COMMONS DEVELOPMENT 119 Spadina Ave., #400, Toronto, ON M5V 2L1		
ARCHITECT FIGURA ARCHITECTS COLLECTIVE 252 Apple Ave., Ottawa, ON K2P 1B9		
CIVIL LRL ENGINEERING 5430 Carleton Rd., Ottawa, ON K1J 9G2		
LANDSCAPE ARCHITECT NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa, ON K1Y 3A8		

PROPERTY INFORMATION
BLOCKS 1, 2 AND 3, REGISTERED PLAN 4M-1718, CITY OF OTTAWA



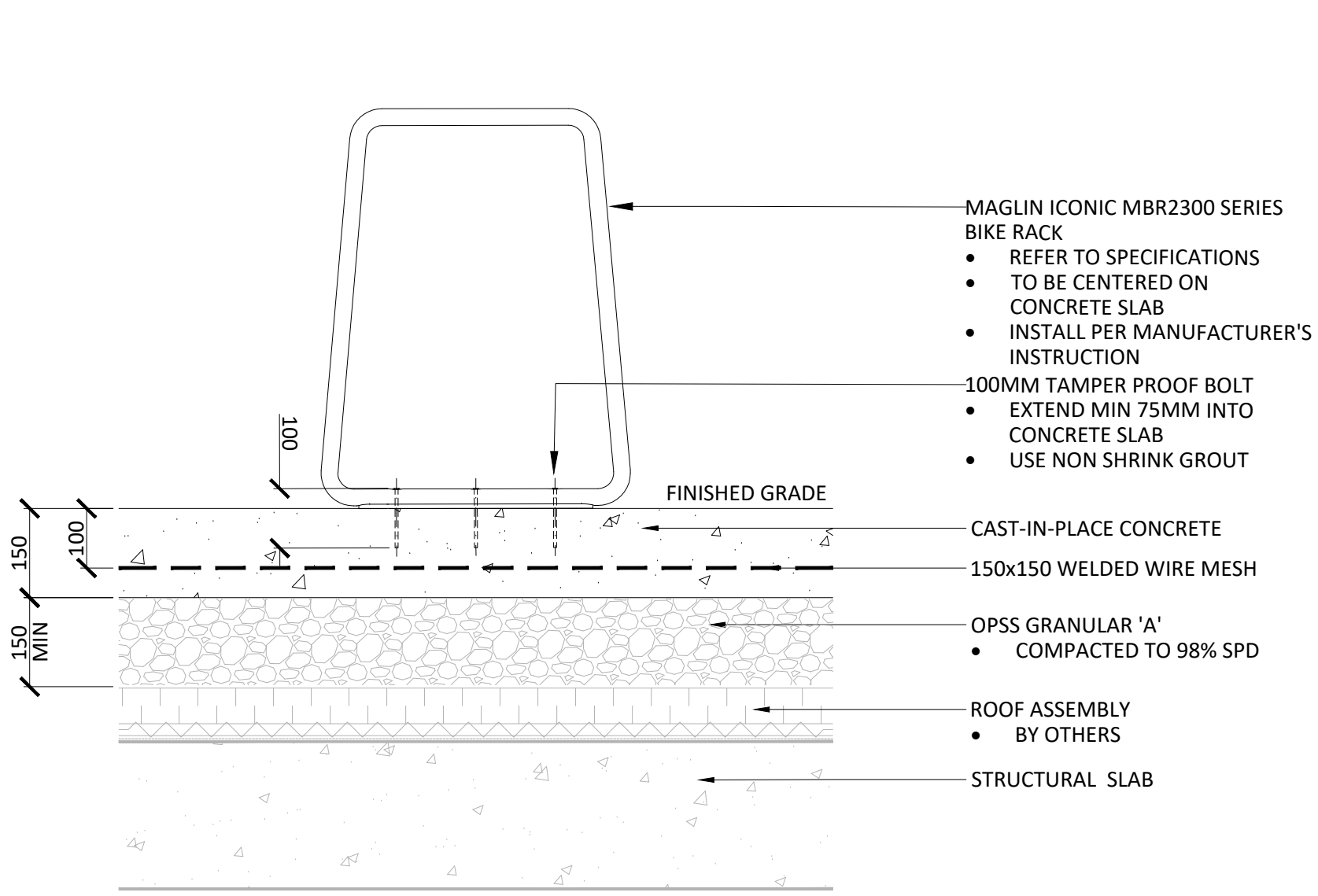
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**WATERIDGE VILLAGE
BLOCK 2**
370 Codd's Road, Ottawa, ON

Title LANDSCAPE DETAILS		
Date	2026-04-20	Sheet
Scale	AS NOTED	L2.0
Drawn	SW	
Checked	SC	
Job No.	25-161	

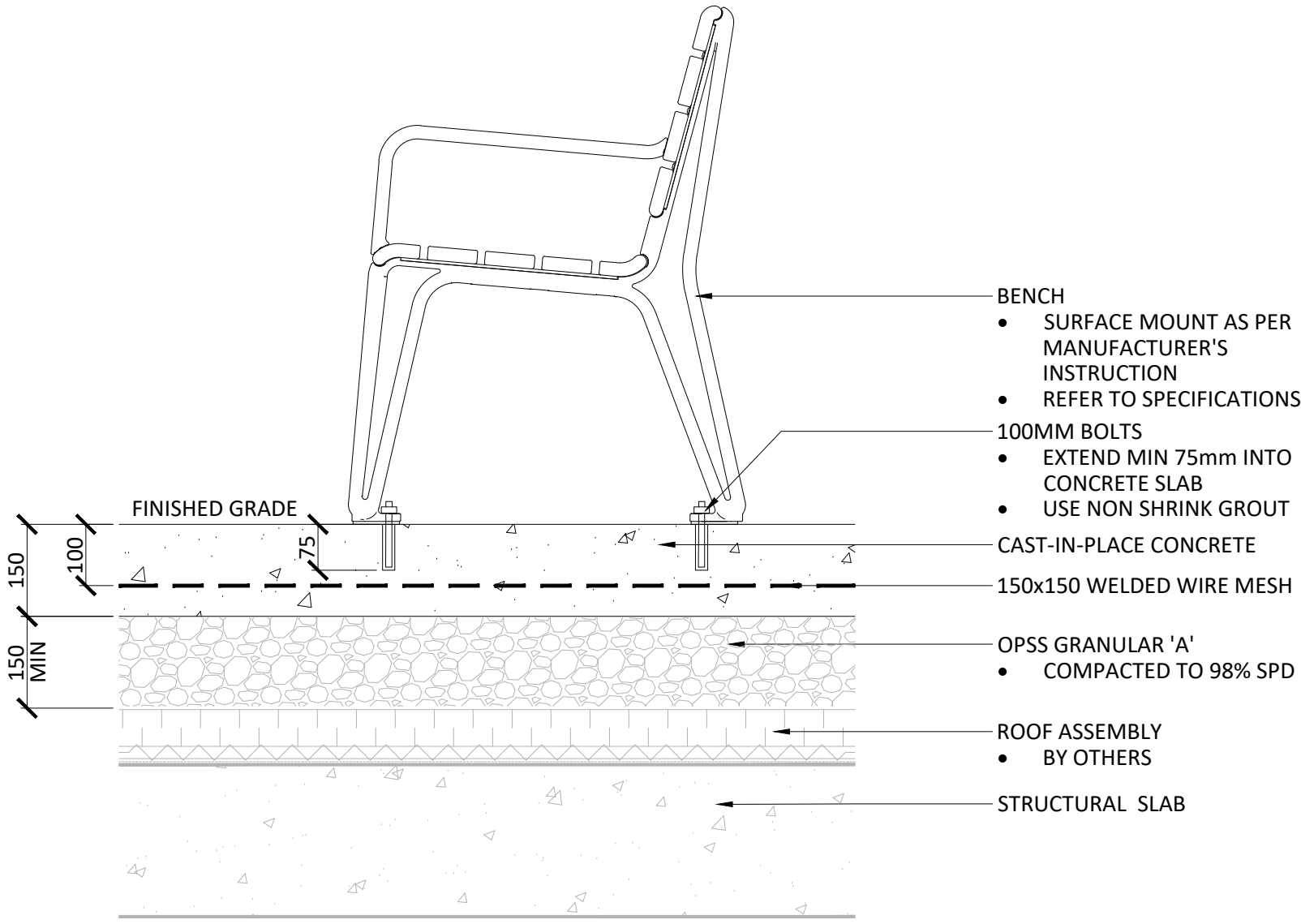
PLAN N° XXXXX

CITY FILE N° DXX-XX-XX-XXXX



- MAGLIN ICONIC MBR2300 SERIES BIKE RACK
- REFER TO SPECIFICATIONS
 - TO BE CENTERED ON CONCRETE SLAB
 - INSTALL PER MANUFACTURER'S INSTRUCTION
- 100MM TAMPER PROOF BOLT
- EXTEND MIN 75MM INTO CONCRETE SLAB
 - USE NON SHRINK GROUT
- FINISHED GRADE
- CAST-IN-PLACE CONCRETE
- 150x150 WELDED WIRE MESH
- OPSS GRANULAR 'A'
- COMPACTED TO 98% SPD
- ROOF ASSEMBLY
- BY OTHERS
- STRUCTURAL SLAB

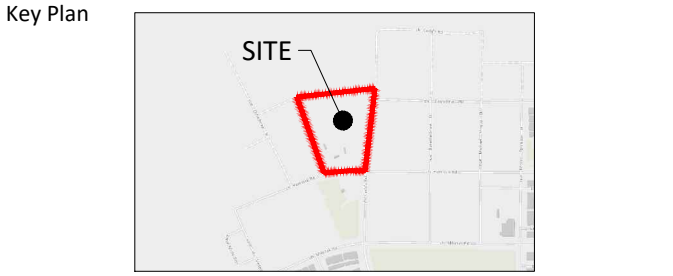
1 BIKE PARKING
1:10



- BENCH
- SURFACE MOUNT AS PER MANUFACTURER'S INSTRUCTION
 - REFER TO SPECIFICATIONS
- 100MM BOLTS
- EXTEND MIN 75mm INTO CONCRETE SLAB
 - USE NON SHRINK GROUT
- FINISHED GRADE
- CAST-IN-PLACE CONCRETE
- 150x150 WELDED WIRE MESH
- OPSS GRANULAR 'A'
- COMPACTED TO 98% SPD
- ROOF ASSEMBLY
- BY OTHERS
- STRUCTURAL SLAB

2 BENCH
1:10

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PROPERTY INFORMATION
BLOCKS 1, 2 AND 3, REGISTERED PLAN 4M-1718, CITY OF OTTAWA



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Project

**WATERIDGE VILLAGE
BLOCK 2**
370 Codd's Road, Ottawa, ON

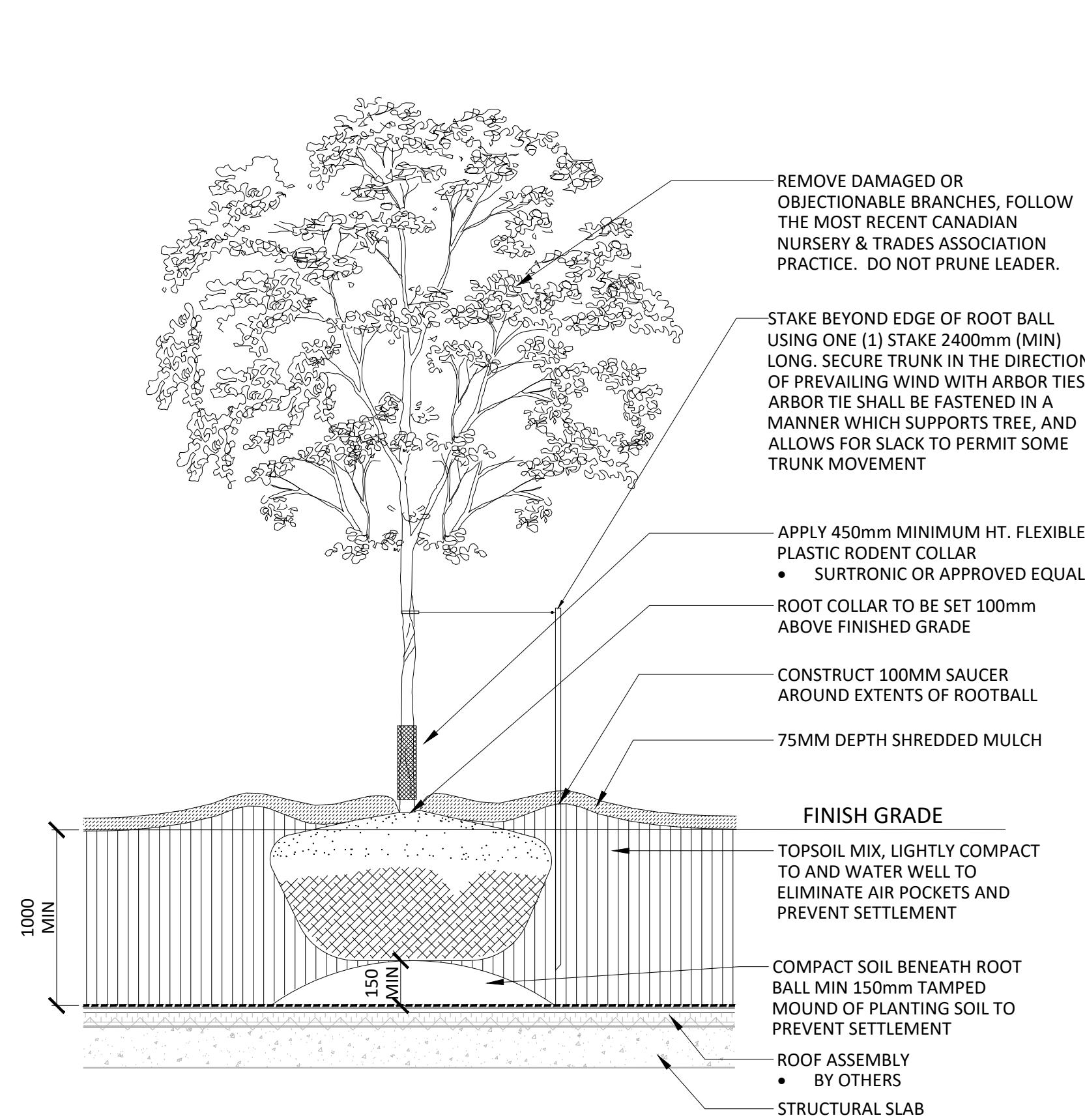
Title
LANDSCAPE DETAILS

Date	2026-04-20	Sheet
Scale	AS NOTED	
Drawn	SW	
Checked	SC	
Job No.	25-161	

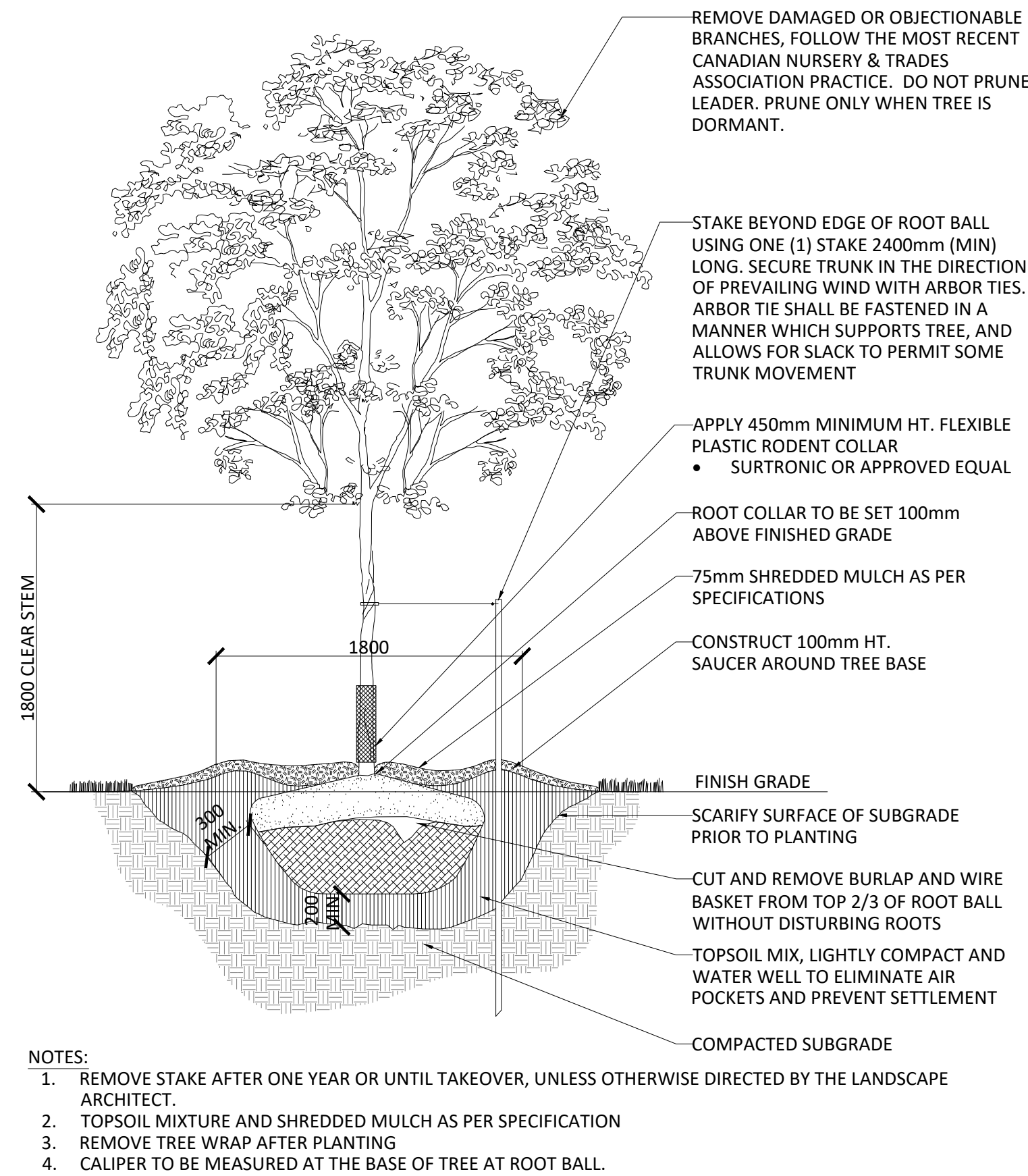
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PLAN N° XXXX

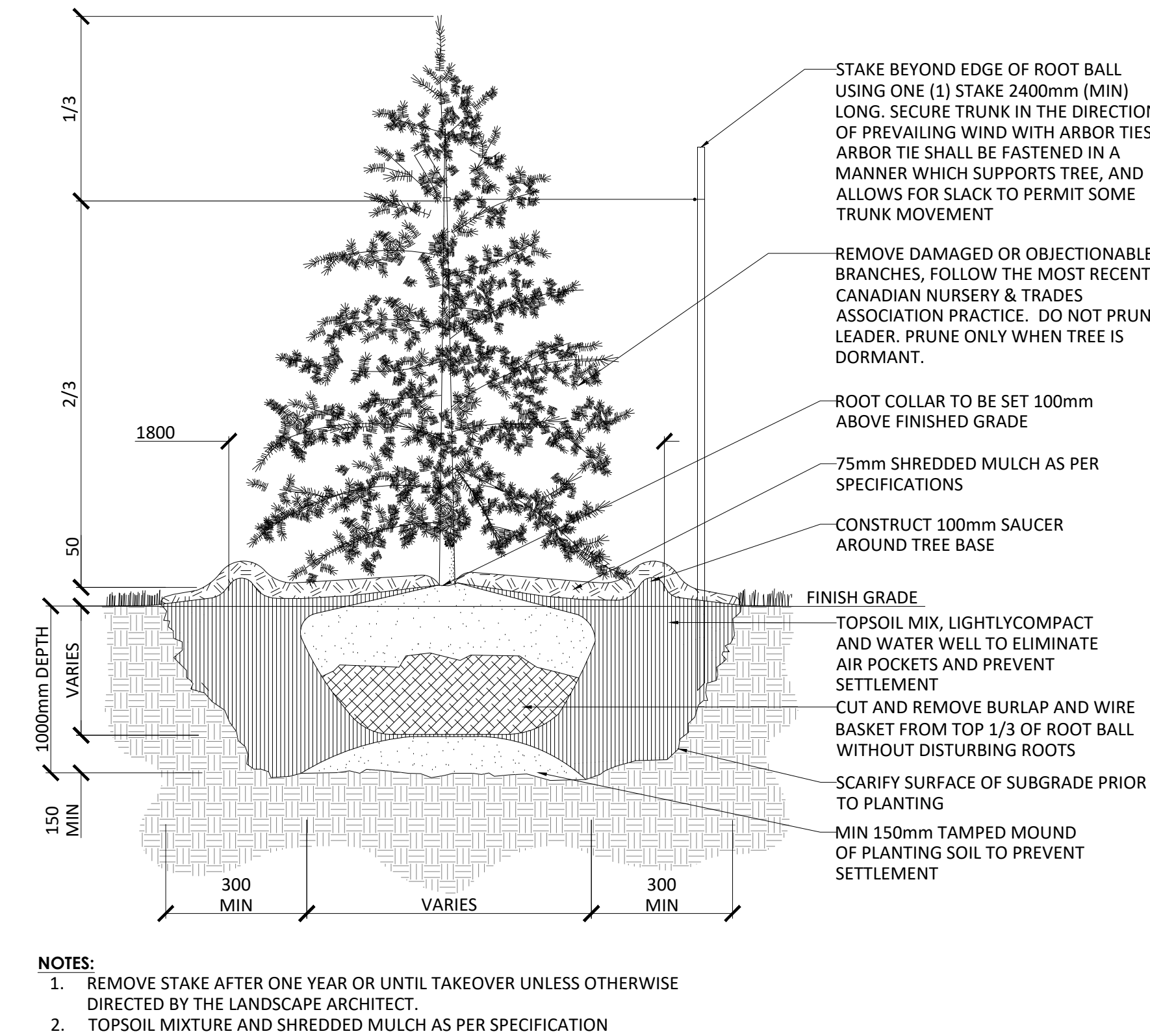
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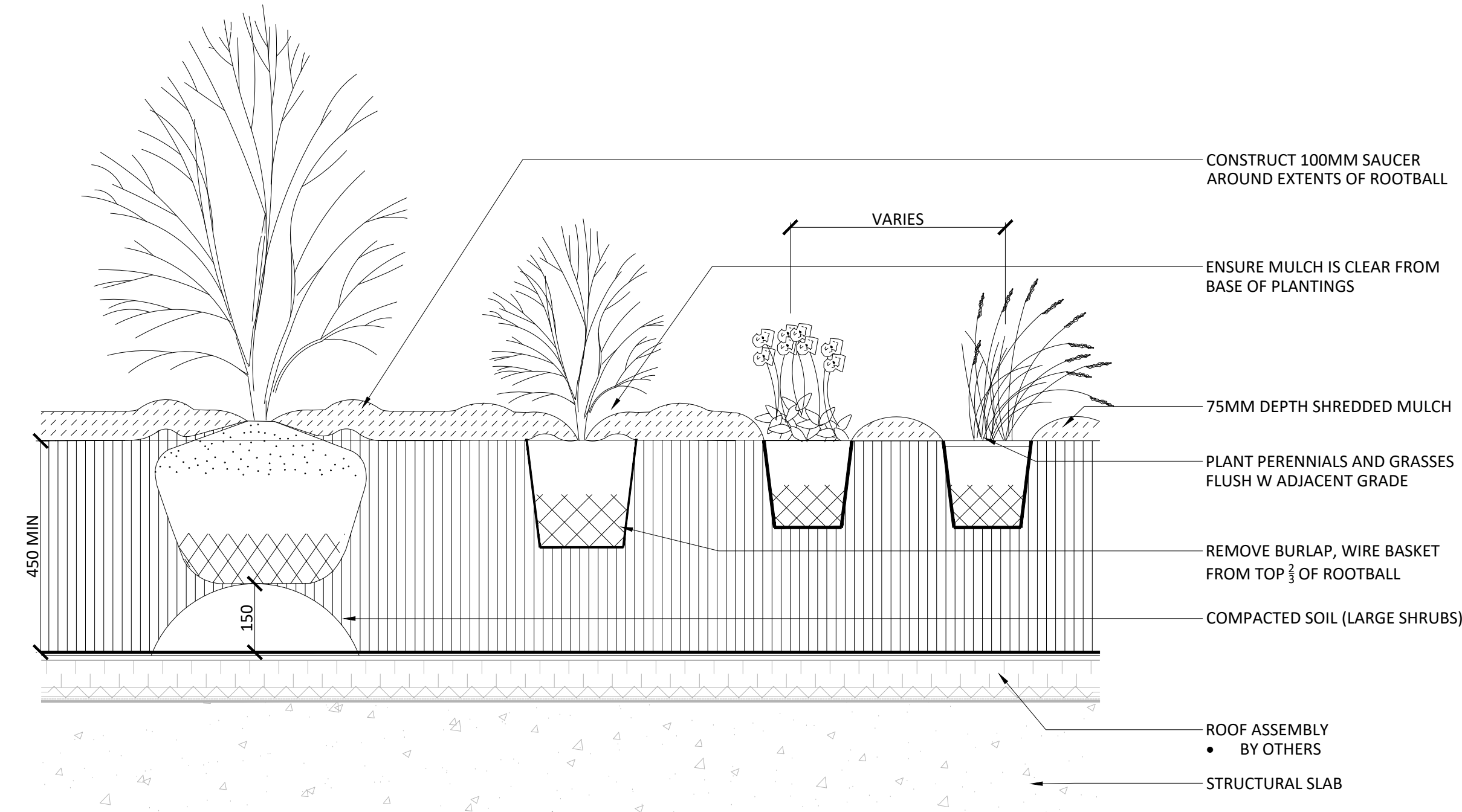
TREE PLANTING - OVER SLAB
N.T.S.



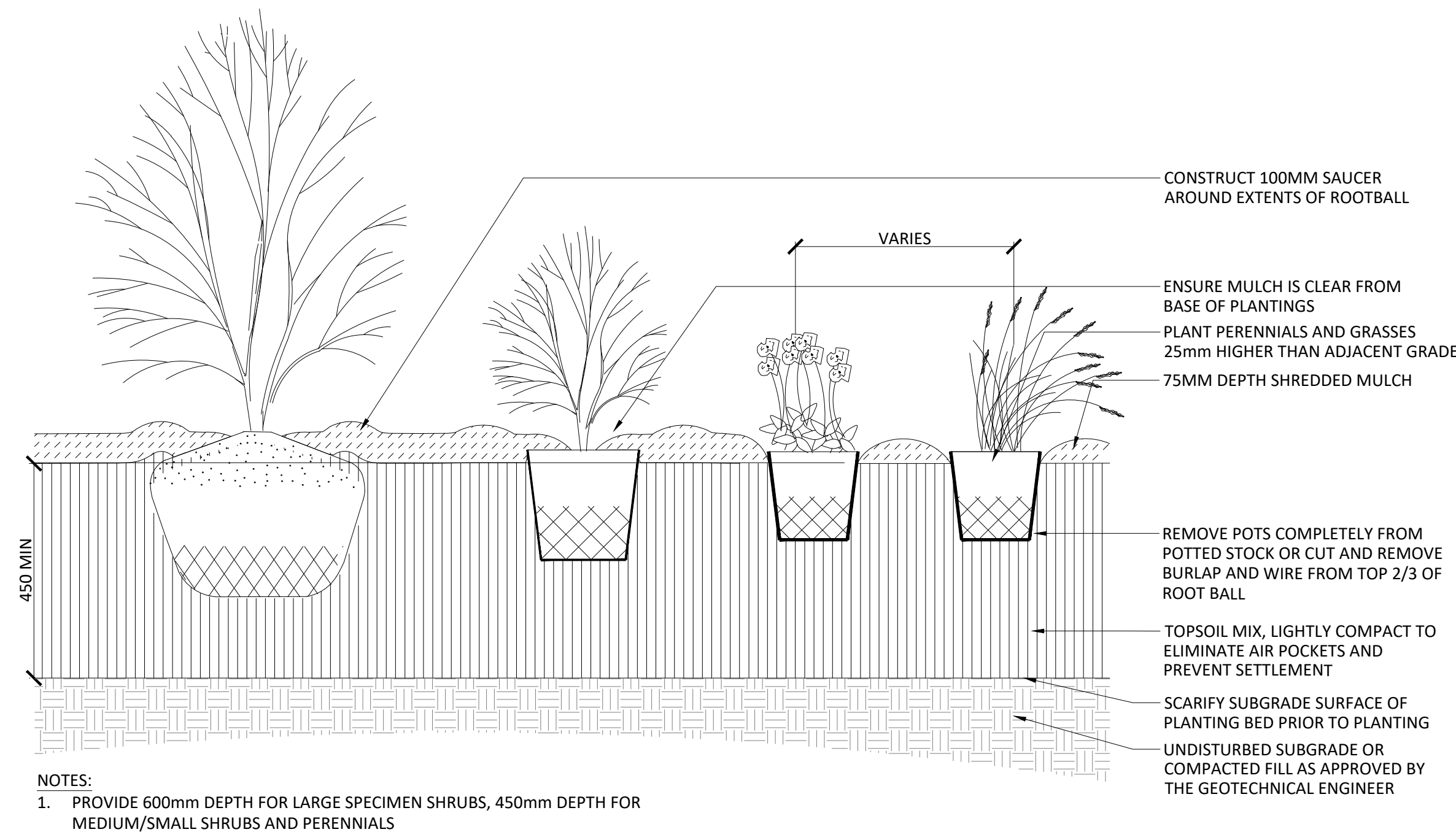
DECIDUOUS TREE PLANTING
N.T.S.



CONIFEROUS TREE PLANTING
N.T.S.

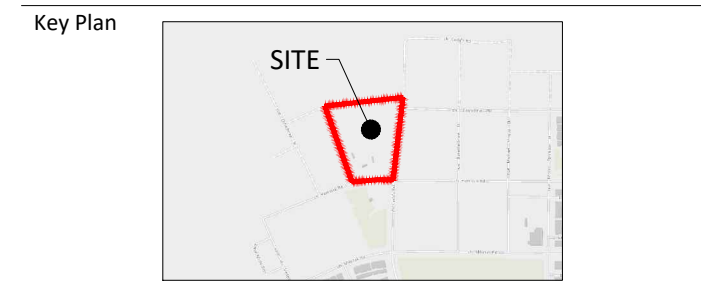


SHRUB/PERENNIAL PLANTING - OVER SLAB
N.T.S.



SHRUB/PERENNIAL PLANTING
N.T.S.

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PROPERTY INFORMATION
BLOCKS 1, 2 AND 3, REGISTERED PLAN 4M-1718, CITY OF OTTAWA



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Project

**WATERIDGE VILLAGE
BLOCK 2**
370 Codd's Road, Ottawa, ON

Title	LANDSCAPE DETAILS
Date	2026-04-20
Scale	AS NOTED
Drawn	SW
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Sheet	L2.2